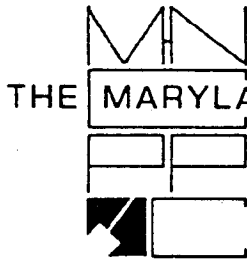


13/10-93C 23357 Frederick Road

Clarksburg Historic District



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MEMORANDUM

TO: Robert Hubbard, Acting Chief  
Division of Development Services and Regulation  
Department of Environmental Protection

FROM: Gwen Marcus, Historic Preservation Coordinator  
Design, Zoning, and Preservation Division  
M-NCPPC

SUBJECT: Historic Area Work Permit

DATE: 11.2.93

The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

Approved  Denied

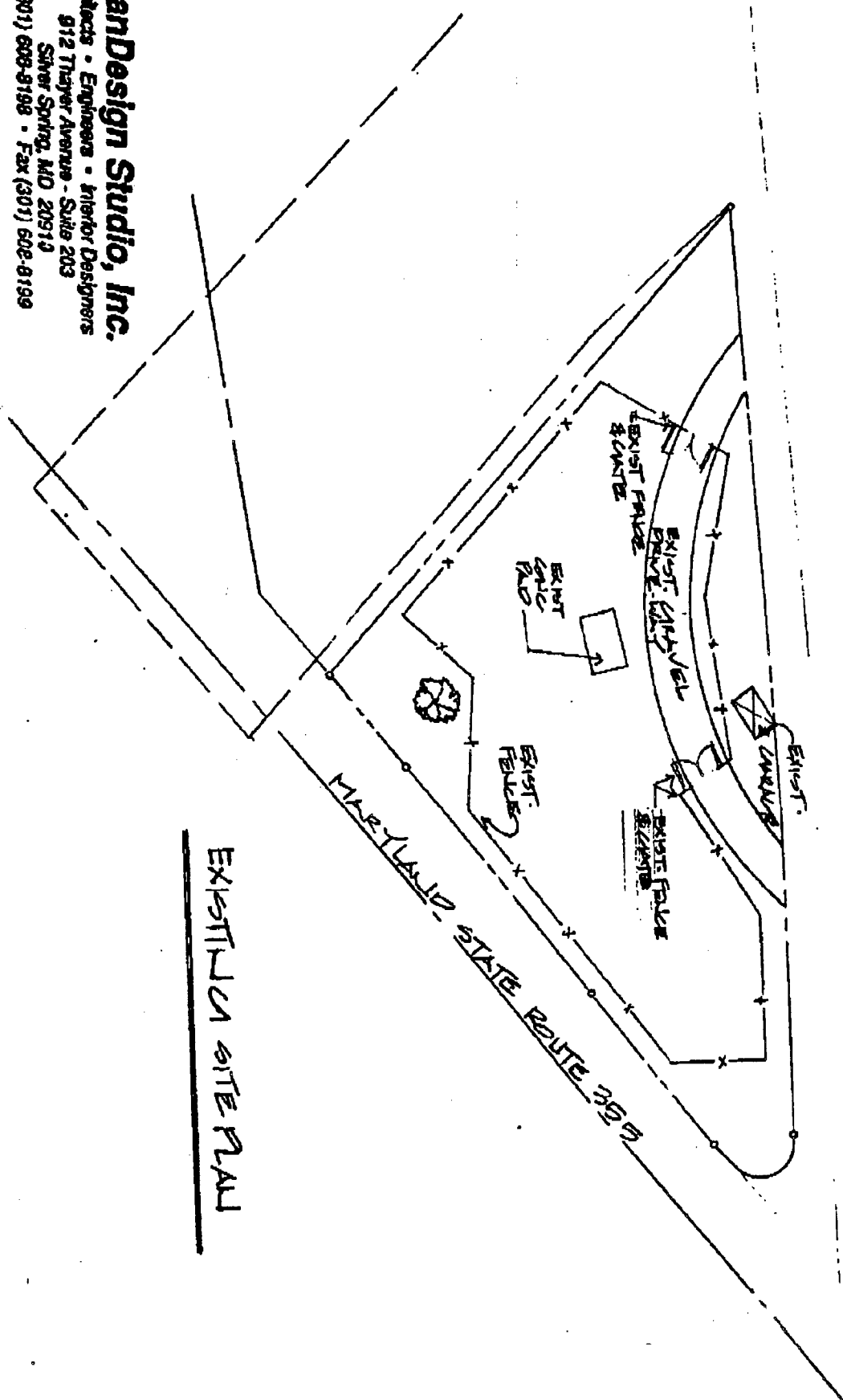
Approved with Conditions: \_\_\_\_\_

The Building Permit for this project should be issued conditional upon adherence to the approved Historic Area Work Permit.

Applicant: Rudden

Address: 23357 Frederic Road, Clarksburg

**Grandesign Studio, Inc.**  
 Architects • Engineers • Interior Designers  
 912 Thayer Avenue - Suite 203  
 Silver Spring, MD 20919  
 (301) 608-8198 • Fax (301) 602-8199



EXISTING SITE PLAN



# Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
217-3625

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 27668  
 NAME OF PROPERTY OWNER Sol RUDDEN TELEPHONE NO. 301-972-2019  
 (Contract/Purchaser)  
 ADDRESS 23329 FREDERICK ROAD CLARKSBURG, MD 20711  
 CITY STATE ZIP  
 CONTRACTOR \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_  
 CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_  
 PLANS PREPARED BY \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_  
 (Include Area Code)  
 REGISTRATION NUMBER \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

House Number 23357 Street FREDERICK ROAD  
 Town/City CLARKSBURG, MD. Election District \_\_\_\_\_  
 Nearest Cross Street SPIRE ST.  
 Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Liber 5821 Folio 412 Parcel P-65

- 1A. TYPE OF PERMIT ACTION: (circle one)  
 Construct Extend/Add Alter/Renovate Repair Circle One: A/C Slab Room Addition  
 Wreck/Raze Move Install Revocable Revision Porch Deck Fireplace Shed Solar Woodburning Stove  
 Fence/Wall (complete Section 4) Other \_\_\_\_\_
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 1000
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY POTOMAC Edison
- 1E. IS THIS PROPERTY A HISTORICAL SITE? YES

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- 2A. TYPE OF SEWAGE DISPOSAL  
 01 ( ) WSSC 02 ( ) Septic  
 03 ( ) Other \_\_\_\_\_
- 2B. TYPE OF WATER SUPPLY  
 01 ( ) WSSC 02 ( ) Well  
 03 ( ) Other \_\_\_\_\_

### PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches
- 4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 1. On party line/Property line  
 2. Entirely on land of owner \_\_\_\_\_  
 3. On public right of way/easement \_\_\_\_\_ (Revocable Letter Required).

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent (agent must have signature notarized on back)

Date

9-29-93

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature Albert B Randall Date 11.2.93

APPLICATION/PERMIT NO: 93-13-10077 FILING FEE: \$ \_\_\_\_\_  
 DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_  
 DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_  
 OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

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(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:  
HISTORIC PRESERVATION COMMISSION  
100 MARYLAND AVENUE  
ROCKVILLE, MARYLAND 20850



The prefabricated shed, which measures 12' x 20' and is clad with vertical T-111, is sited near the middle of the parcel with its front door facing Spire Street, rather than Frederick Road. The rear elevation, facing Frederick Road, has one small window. The staff understands that this shed is to be used as the office for the business. The staff also understands from the applicant that other sheds of similar size may be placed here as models to be sold.

The staff has several concerns. First, the staff, in general, has approved prefabricated sheds for the rear yards of residential structures. Although the character of these sheds--such as the barn style proposed here--is sometimes at odds with the surrounding historic architecture, the staff finds these structures to be, by their nature, inobtrusive, reversible, and functional. In this instance, however, the shed becomes a part of the roadscape character of Frederick Road, since the shed is very visible and is not sited behind a larger structure. If the staff had had the opportunity to review the shed in advance, it would have recommended a simpler, gable-roofed shed sited to face either Frederick Road or Spire Street directly. The reason is that the shed, despite its modest proportions, is intended to be a relatively permanent feature of the site, serving as the office for the business. Since it is anticipated that the shed will be at that location for some time, it should look like a permanent structural contribution, albeit of prefabricated construction, to the historic district.

Second, the placement of the shed should be more directly related to either Frederick Road or Spire Street, for the same reasons stated above. Since the shed is now sitting on lumber piers, it should, in the staff's judgment, be moved to a more permanent-looking location. Currently, it appears to be part of the merchandise, except that it has large security lights installed on the eaves.

In the staff's judgment, the HPC has no jurisdiction over other sheds to be placed temporarily, as merchandise, on the site. The HPC's concern is the appearance and siting of the office, as well as the signage for the site.

#### STAFF RECOMMENDATION

The staff suggests to the applicant in the strongest terms that the existing garage be preserved in its existing location. In doing so, the staff acknowledges that the garage was not specifically addressed during the designation process, but relies on the fact that the structure is within the boundaries of the Clarksburg Historic District and appears to be of sufficient age, condition, and visibility, to make a contribution to the historic and architectural character of this small historic district.

The staff recommends that the shed be found by the Commission to be consistent with the purposes of Chapter 24A, provided the shed

be moved so that it faces either Frederick Road or Spire Street directly. This recommendation is made because it should be acknowledged that the structure is a relatively permanent alteration of the site and the shed should contribute to the roadscape character of the historic district.

The staff uses the following criteria in its assessment:

The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district;

and Standard #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.





# Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
217-3625

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 27668

NAME OF PROPERTY OWNER SOL RUDDEN TELEPHONE NO. 301-972-2079  
(Contract/Purchaser) (Include Area Code)

ADDRESS 23329 FREDERICK ROAD CLARKSBURG, MD. 20871  
CITY STATE ZIP

CONTRACTOR \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_

PLANS PREPARED BY \_\_\_\_\_ CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_  
(Include Area Code)

REGISTRATION NUMBER \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

House Number 23357 Street FREDERICK ROAD

Town/City CLARKSBURG, MD. Election District \_\_\_\_\_

Nearest Cross Street SPIRE ST.

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Liber 5821 Folio 412 Parcel P-65

- 1A. TYPE OF PERMIT ACTION: (circle one)
- |            |            |                |          |   |      |               |                                       |       |                   |
|------------|------------|----------------|----------|---|------|---------------|---------------------------------------|-------|-------------------|
| Construct  | Extend/Add | Alter/Renovate | Repair   | Circle One: A/C                             | Slab | Room Addition |                                       |       |                   |
| Wreck/Raze | Move       | Revocable      | Revision | Porch                                       | Deck | Fireplace     | <input checked="" type="radio"/> Shed | Solar | Woodburning Stove |
|            |            |                |          | Fence/Wall (complete Section 4) Other _____ |      |               |                                       |       |                   |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 1000 S-15
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY POTOMAC EDISON
- 1E. IS THIS PROPERTY A HISTORICAL SITE? YES

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- 2A. TYPE OF SEWAGE DISPOSAL
- |                    |               |
|--------------------|---------------|
| 01 ( ) WSSC        | 02 ( ) Septic |
| 03 ( ) Other _____ |               |
- 2B. TYPE OF WATER SUPPLY
- |                    |             |
|--------------------|-------------|
| 01 ( ) WSSC        | 02 ( ) Well |
| 03 ( ) Other _____ |             |

### PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches
- 4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
- On party line/Property line \_\_\_\_\_
  - Entirely on land of owner \_\_\_\_\_
  - On public right of way/easement \_\_\_\_\_ (Revoceble Letter Required).

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

3

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

SINGLE CAR GARAGE - WOOD FRAME,  
CORREGATED METAL ROOF.

- b. General description of project and its impact on the historic resource(s), the environmental setting, and, where applicable, the historic district:

PERMISSION TO DEMOLISH EXISTING GARAGE &  
REPLACE WITH 12' x 20' BARN STYLE SHED.  
ASPHALT SHINGLE ROOF WITH T-11 SIDING.

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

ASPHALT ROOF, T-111 SIDING, BARN DOORS

- b. the relationship of this design to the existing resource(s):

TO REPLACE EXISTING SHED.

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent Property Owners. For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name ANITA ASHLEY  
 Address 23346 FREDERICK ROAD P.O. Box 396  
 City/Zip CLARKSBURG, MD. 20871
2. Name MR BRIAN MULLER  
 Address 23356 FREDERICK ROAD  
 City/Zip CLARKSBURG MD. 20871

3. Name MR VERNON VAIL  
Address 23415 SPIRE ST.  
City/Zip CLARKSBURG, MD. 20871

4. Name MR & MRS BERT RANDALL  
Address 23340 FREDERICK ROAD  
City/Zip CLARKSBURG, MD 20871

5. Name MR. + MRS. DAUGHERTY  
Address 23411 SPIRE ST.  
City/Zip CLARKSBURG MD 20871

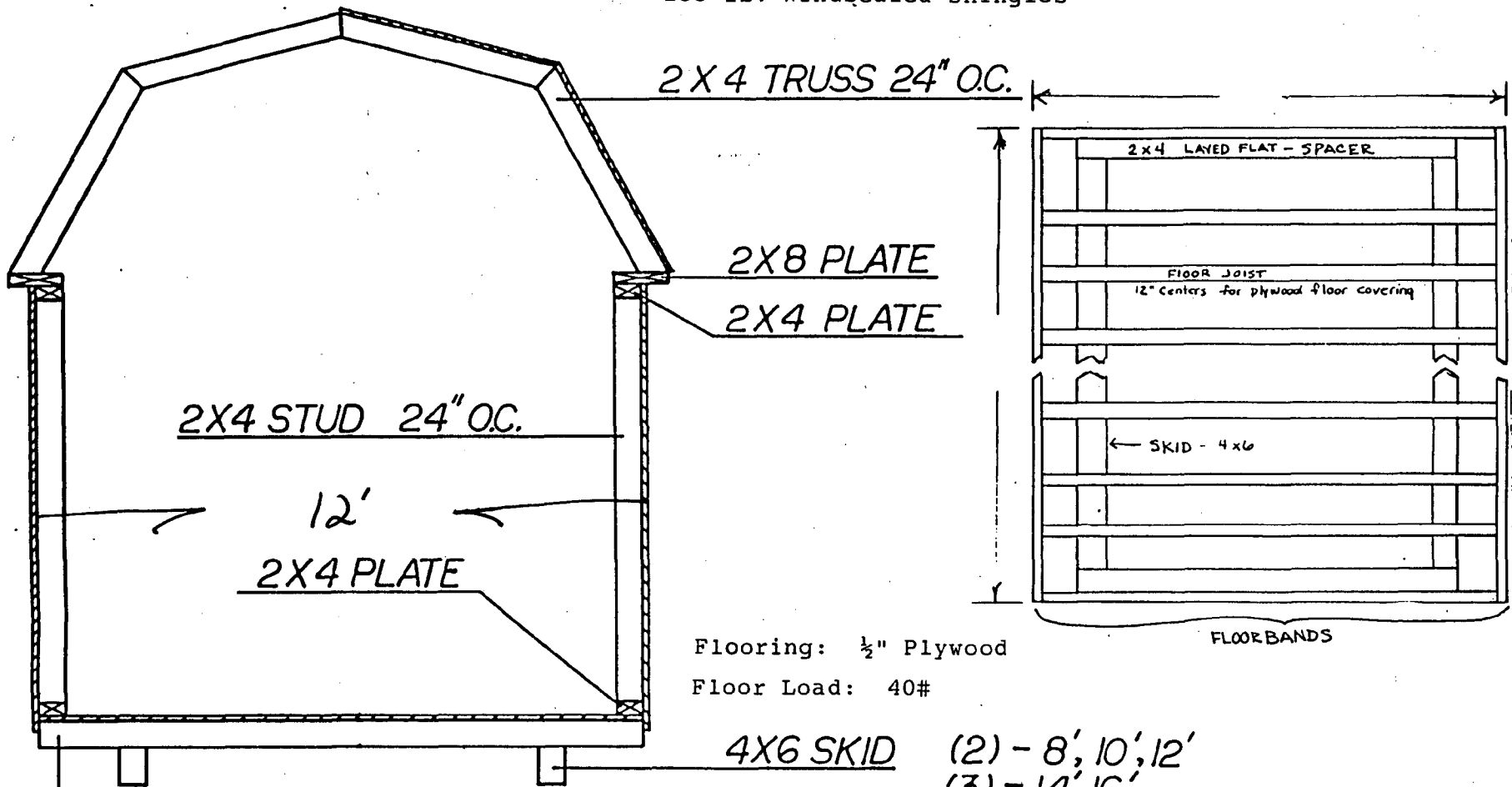
6. Name MR. + MRS. VAIL  
Address 23419 SPIRE ST.  
City/Zip CLARKSBURG MD 20871

7. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

8. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

1757E

Roofing: 1/2" Plywood  
235 lb. Windsealed Shingles



Flooring: 1/2" Plywood  
Floor Load: 40#

2X4 - 8', 10'  
2X6 - 12', 14', 16'  
12" O.C.

12' x 20'

4X6 SKID (2) - 8', 10', 12'  
(3) - 14', 16'

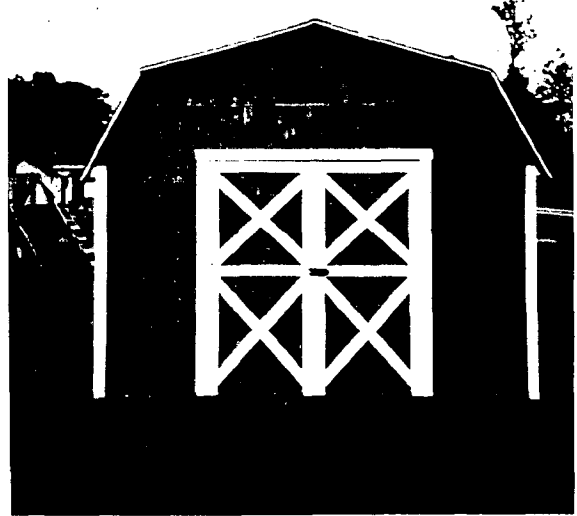
BARN STYLE-HUSKY BUILT	
STURDY-BUILT MFG. CLAYSBURG, PA	SHEET
	1 of 1

# CLARGO, INC. T/A CLARKSBURG GROCERY

23329 Frederick Road • P.O. Box 236 • Clarksburg, Maryland 20871-0236 • 301-972-2059



OLD BUILDING



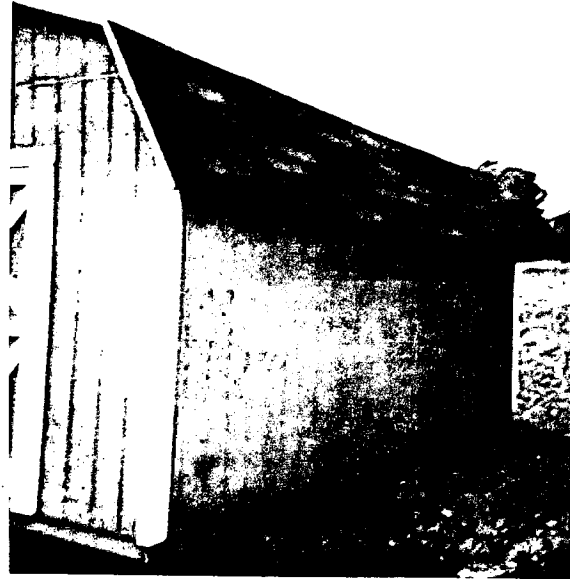
REPLACEMENT BLDG.

# CLARGO, INC. T/A CLARKSBURG GROCERY

23329 Frederick Road • P.O. Box 236 • Clarksburg, Maryland 20871-0236 • 301-972-2059



OLD BUILDING



REPLACEMENT BLDG.



NEED USE  
TO OBTAIN  
PERMIT

LIBER- 5821  
FOLIO- 412  
30,647E

CRW  
PART 3 PLANNING  
4/19/55  
4/16/60

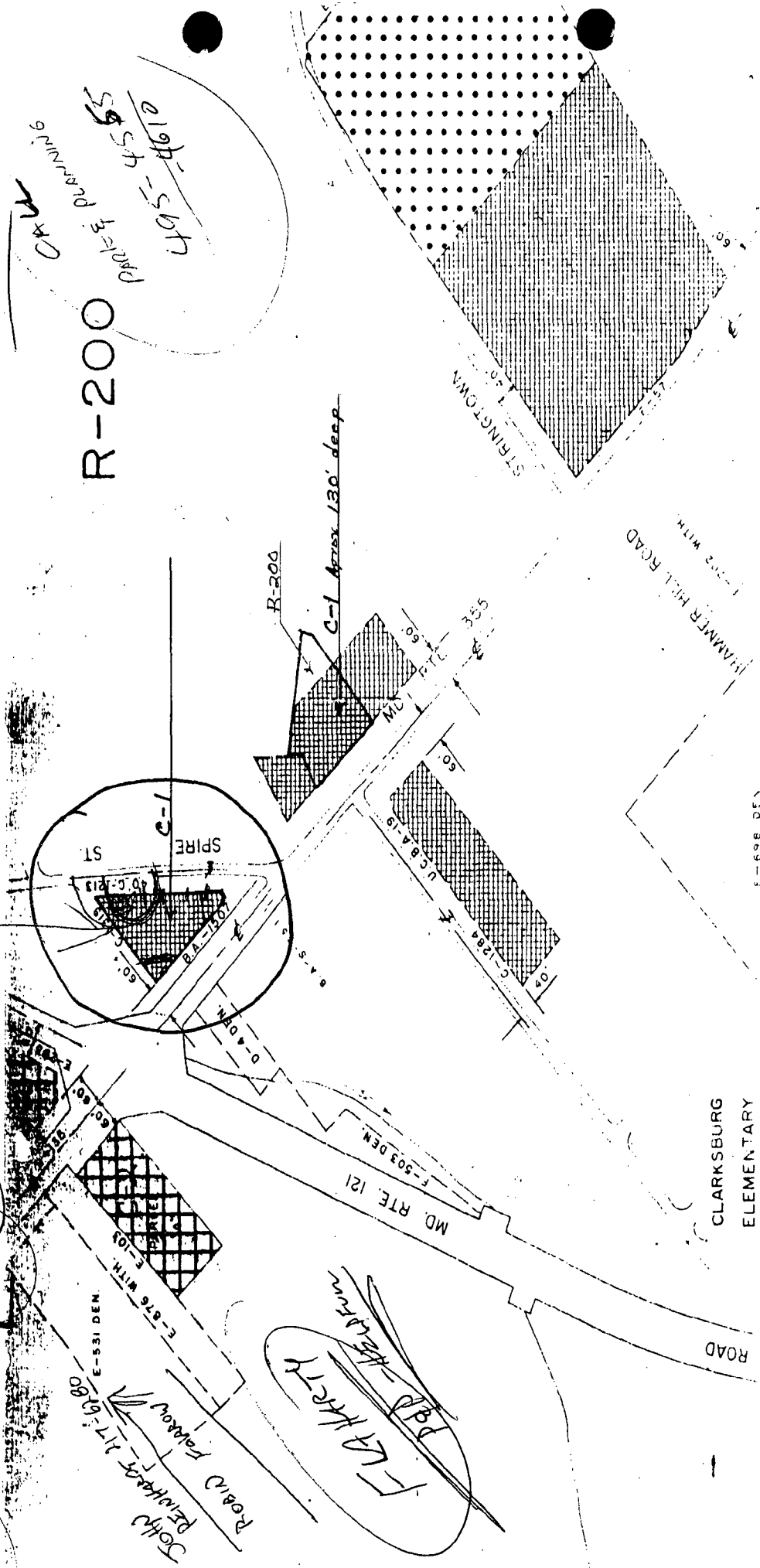
R-200

PARCEL # 2A-1701  
TAX MAP PAGE 27668  
TRA ACCT # 27668

SOL RUDDEN

DEAR WANDER 495-4562  
MAY ID 2-1-27668  
PARCEL P-65  
E-W31

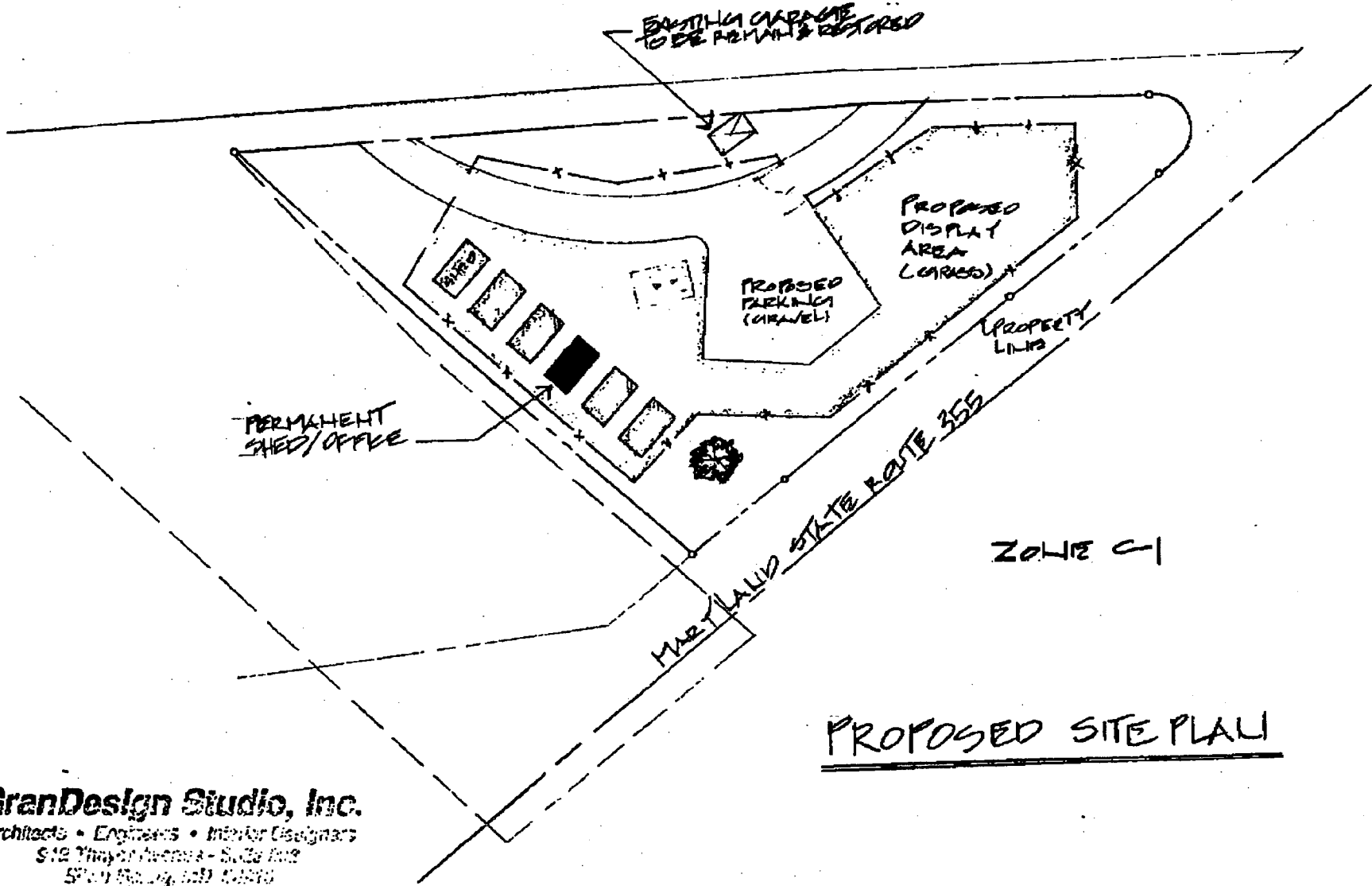
23357  
F-200  
F-200  
F-200



CLARKSBURG  
ELEMENTARY

E-698 DFV

(=)



**GrandDesign Studio, Inc.**  
 Architects • Engineers • Interior Designers  
 512 Thayer Avenue - Suite 102  
 Silver Spring, MD 20910  
 (301) 608-8199 • Fax (301) 608-8199

# CLARGO, INC. T/A CLARKSBURG GROCERY

23329 Frederick Road • P.O. Box 236 • Clarksburg, Maryland 20871-0236 • 301-972-2059



OLD BUILDING



REPLACEMENT BLDG.

**CLARGO, INC. T/A CLARKSBURG GROCERY**

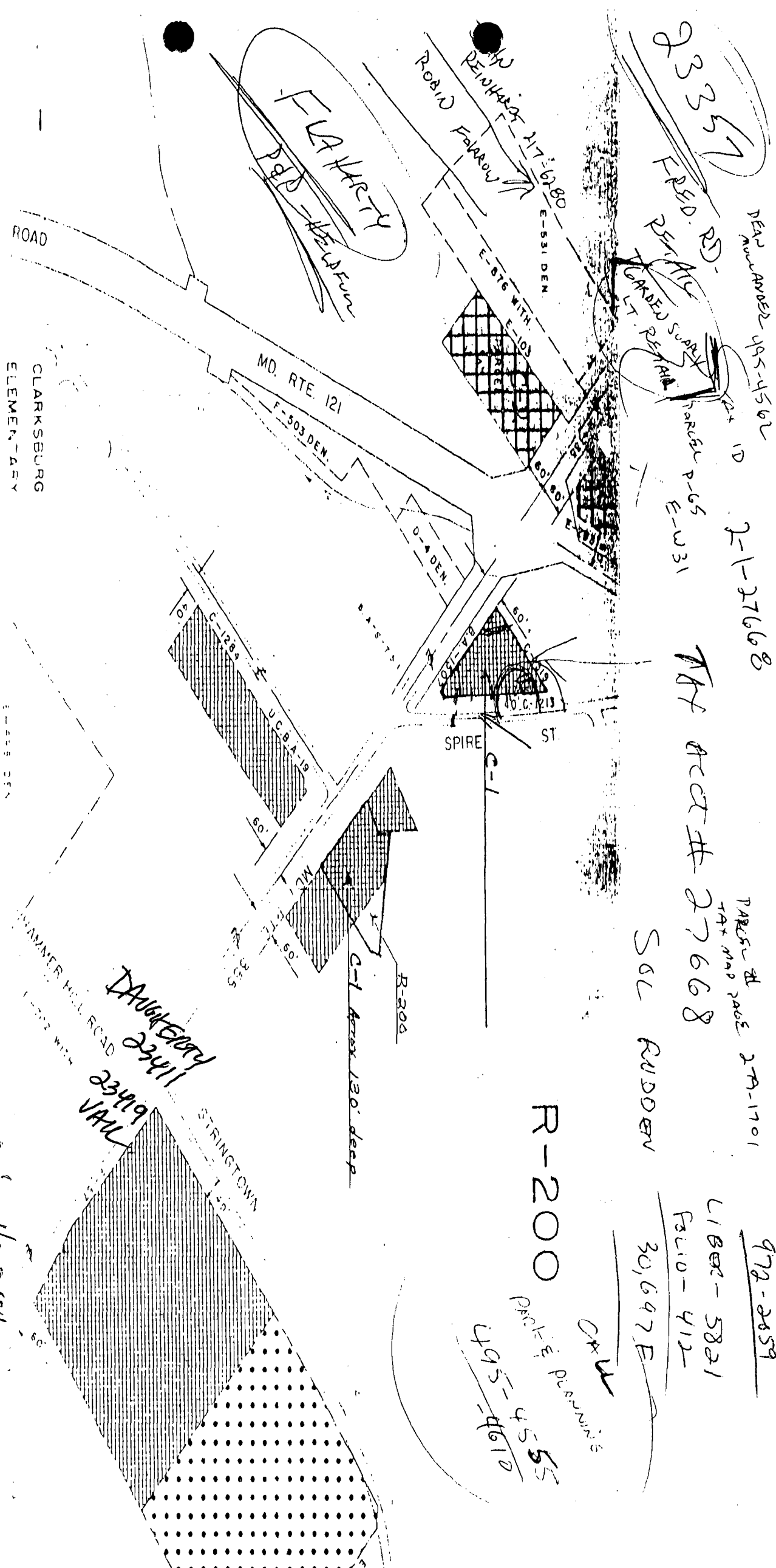
23329 Frederick Road • P.O. Box 236 • Clarksburg, Maryland 20871-0236 • 301-972-2059



OLD BUILDING



REPLACEMENT BLDG.



23367  
 DEAR MUMFORD 495-4562  
 ID 2-1-27668

PARCEL # 27668  
 TAX MAP PAGE 279-1701

972-2059  
 LIBERTY-5821  
 FALLO-412  
 30,647E

R-200

495-4555  
 495-4610

60' = 1/2 ACRE.

DAUGHTERY  
 23411  
 23419  
 VAL

CLARKSBURG  
 ELEMENTARY  
 ROAD

MD. RTE 121  
 F-503 DEN.

REINHART 217-6780  
 E-531 DEN  
 E-876 WITH  
 E-103

SPIRE ST

STRINGTOWN

HAMMER HILL ROAD

R-200

C-1 Area 130' deep

CXV